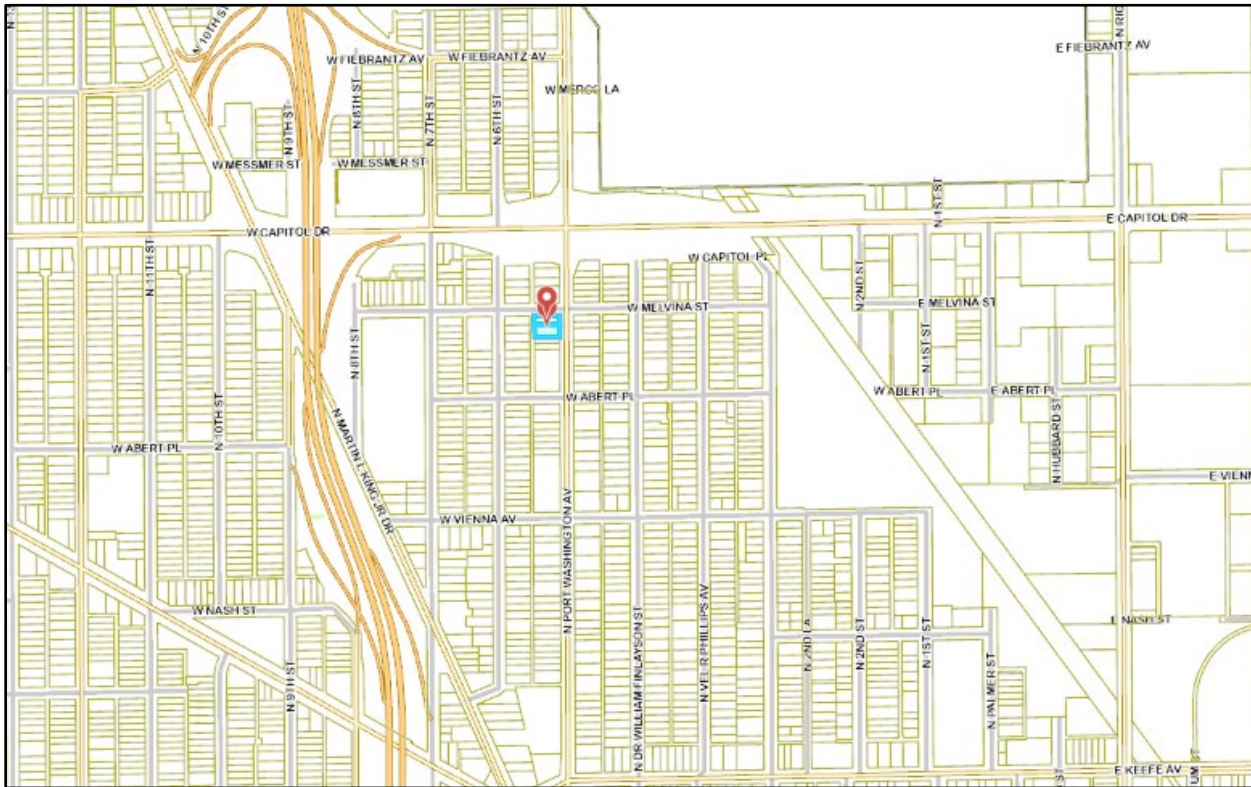




# Williamsburg Neighborhood Request for Proposals

3885-3897 North Port Washington Avenue  
Commercial Development Opportunity

The Department of City Development (“DCD”) is seeking proposals for the purchase and creative development of three vacant lots located at 3885, 3887-89 and 3893-97 North Port Washington Avenue (the “Properties”). These lots are located south of Capitol Drive. These Properties have good proximity to Downtown, Lincoln Park and Estabrook Park. DCD is seeking development proposals that maximize the use of the site and will catalyze complementary developments.



3885, 3887-89 and 3897-97 North Port Washington Avenue (the “Properties”)



Photograph looking south from W. Melvina Street

#### THE PROPERTIES INFORMATION:

- 15,943 Approximate Total Square Footage (Approximately 0.3660 acres)
- 132.86 Feet of Frontage on Port Washington Ave, 120.00 Feet deep along W. Melvina St.
- Zoning: LB2, Local Business
- Historic Land Use Investigation available
- Asking Price: **\$40,000 (\$2.50 per square foot) Reduced**



#### DEVELOPMENT GOALS – COMMERCIAL DESIGN GUIDELINES

City of Milwaukee is looking for proposals that will build out the corner of W. Melvina Street

and N. Port Washington Avenue and complement the surrounding neighborhoods. A mix of uses including housing, retail, and/or commercial uses is appropriate. Expansion of tax base and job creation are desired.

### **BUILDING DESIGN REQUIREMENTS**

Building design must respect the history and scale of the built environment of residential, commercial and industrial buildings on this mixed-use corridor.

- The building facade must front onto North Port Washington Avenue. Parking, if provided, should be accessed from W Melvina St or the rear alley.
- Designs are encouraged to comply with the City's Commercial Design Guidelines, available at [city.milwaukee.gov/CRE](http://city.milwaukee.gov/CRE).
- Design proposals must be compatible with the surrounding context and contemplate zoning and building code compliance with appropriate solutions.
- Design to be reviewed and approved by the City of Milwaukee Department of City Development

### **PREFERRED USES**

**Retail, restaurant, personal or business service, mixed use office/retail/residential, etc.**

***Proposals will not be considered for the following uses:*** Tavern/bar as primary use, surface parking as a primary use, check-cashing facilities, pawn shops, automobile sales, service stations, car washes, tax-exempt/non-profit uses, recycling processing, tobacco or e-cigarette retailers, gun shops, drive-thru of any kind, and auto-title or payday loan stores or other uses prohibited by zoning.

### **PROPOSAL PROCESS**

Provide an email copy of the following by the due date

- [Proposal Summary & Public Disclosure Statement](#) on the RFP website.
- Preliminary development budget showing total development costs, proposed sources and uses of funds and a pro forma income analysis.
- Preliminary site and building plans that are scaled elevations that identify building materials and color scheme. Floor plans are desirable, but not required.
- Resume of developer experience and list of completed projects comparable to this RFP request.
- A list of all real estate owned in the City of Milwaukee by the developer, either individually or as part of an LLC.
- Submit proposal to the Department of City Development – Real Estate Section, 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Rosita Ross or email at [roros@milwaukee.gov](mailto:roros@milwaukee.gov). Proposals will be accepted **and reviewed on a continuous basis until an acceptable proposal is received.**

## REVIEW & SELECTION

The following criteria will be used to review the proposals:

- Quality and attractiveness of proposed development including preliminary scaled site plans and elevations. The elevations must identify the exterior materials.
- Adherence to zoning code standards and Commercial Design Guidelines
- The Development's integration with the context of the surrounding neighborhood
- Proposed uses for ground floor commercial space and/or letter of interest from prospective tenant
- Offering price, estimated project cost and tax base to be generated
- Developer's expertise, development capability, experience operating commercial use, and financial capacity
- Incorporation of sustainable elements, with extra consideration given to LEED certification
- Project Schedule

**The selected proposal will be presented to the Common Council for formal acceptance and authorization of an Option to Purchase.**

## CLOSING

Buyer to execute Purchase & Sale Agreement after Council approval. Buyer will be given a four-month option period after Council approval to obtain final plans and financing. Closing will occur once all project elements are in place – final plan approval, building permits and financing. The buyer will be expected to begin work within 30 days of closing and finish all work within twelve months. City will convey by Quit Claim Deed, subject to reversionary rights for non-performance. **A \$10,000 Performance Deposit will be required** at closing and will be held until satisfactory completion of the project.

## RESOURCES

- Business assistance to eligible businesses and uses through Milwaukee Economic Development Corporation at [MEDOnline.com](http://MEDOnline.com), Phone: (414) 269-1400
- Office of Small Business Development website at: [milwaukee.gov/OSBD](http://milwaukee.gov/OSBD)
- [city.milwaukee.gov/DCD/CityRealEstate/OpportunityZones](http://city.milwaukee.gov/DCD/CityRealEstate/OpportunityZones)

### **CITY SALE POLICIES**

Proposals will be rejected from any party (as an individual or as part of a partnership or corporation) who:

- Is delinquent in the payment of real or personal property taxes for property in the City of Milwaukee
- Is a party against whom the City has an outstanding judgment (or against whom the City acquired property-tax-foreclosure judgement)
- Is a party against whom the City has outstanding health or building code violations or orders from the City's Health Department or Department of Neighborhood Services that are not actively being abated
- Is a party who has been convicted of violating an order of the Health Department or Department of Neighborhood Services within the past year
- Has outstanding offers to purchase or uncompleted performance on another City sale, except upon approval of Commissioner based on history of performance

Tax and court records will also be checked prior to closing. If these conditions exist, the City will terminate the Option to Purchase.

### **OTHER APPROVALS**

Buyer is solely responsible for obtaining any approvals required for the development. Some uses and/or building designs may require approval of the Board of Zoning Appeals. This includes zoning changes for uses, or development requirements that are not expressly permitted by the zoning code. BOZA is an independent body and acceptance of a development proposal by City does not ensure BOZA approval. City staff will assist selected Buyer in applying for such approvals.

### **SPECIAL NOTES**

- Unauthorized contact regarding this RFP with any City policy staff, personnel, elected officials or Department of City Development representatives may result in disqualification.
- City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer awarded the purchase and development rights, and to impose additional use restrictions, if necessary.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

- City will honor confidentiality requests to the extent possible. If attachments to the Public Disclosure Statement are proprietary, please mark items as such.

### **REAL ESTATE BROKER FEES**

The City does not have 3885-3897 North Port Washington Avenue (the “Property”) listed with a real estate broker. If buyer chooses to use a broker, the buyer must pay all broker fees – providing, however, that the City will, only upon a successful closing on the sale of the Property to the buyer, contribute toward buyer’s owed **broker fee in an amount equal to \$1,000**. City’s contribution toward the broker fee shall only be paid from the full non-discounted sale proceeds. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner

### **MORE INFORMATION:**

[city.milwaukee.gov/DCD/CityRealEstate/CRE/DevelopmentSites](http://city.milwaukee.gov/DCD/CityRealEstate/CRE/DevelopmentSites)

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